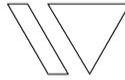


# E-3/1-PRESENTATION



## FOURTH WORKSHOP, LLC

4304 Caswell Avenue

Austin, TX 78751

23 October 2020

Ms. Elaine Ramirez, et. al.  
Board of Adjustment  
Austin, TX

Re: 901 Terrell Hill Drive Request for Variance from the Land Development code, Section 25-2-492

Dear Members of the Board of Adjustment,

Thank you for the second opportunity to speak about the property located at 901 Terrell Hill Drive. We have chosen to focus our efforts on requesting a variance from the Land Development Code, Section 25-2-492 (Site Development Regulations), which reduces the minimum front yard setback requirement from 25'-0" to 15'-0." We no longer seek a variance that qualifies the garage, below the main level, as a basement.

As confirmed by members of The Board in the October hearing, the property suffers from two characteristics that qualify as hardships: (1) a pie shape and (2) a steep slope. The widest portion of the lot occurs at the front of the property; and additionally, the grade slopes ten feet across the width of the lot and twenty-one feet from the rear to the front.

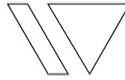
The Owners purchased the property in 2014, with an intent to upgrade the existing house to suit their needs. After replacing appliances and cosmetically updating the interiors, the City informed them that the house, as it stood, was not code compliant. The roof structure, foundation, and wiring all needed to be brought up to code before a final CO could be given. As such, no permitted work could be pursued without a structural update and electrical service and wiring update which was not worth pursuing given the other limitations they were already working around and other quality issues they uncovered along the way.

Faced with the decision of whether to invest a significant sum toward renovation, or else allocate those funds toward new construction, the Owners chose to remove and donate all of the improvements to Austin Habitat for Humanity ReStore and then demolish the home and design a new one—tailored specifically to them. Seven years and ~\$700,000 dollars later, they are now requesting a variance that will deliver a quality design to the site, satisfy their immediate neighbor's requests, and deliver their usability requirements. The variance is not being requested to maximize size of structure, conditioned space, FAR exemptions or project costs.

As the fourth architectural outfit that the Owners have hired, we can speak to the myriad designs that fit on the site. *All of the designs*, to date, have proven to be cost-prohibitive, given the complex foundations required to negotiate the site (please reference exhibits).

In October, some board members raised this question: *At the time of purchase, were the Owners aware of the hardships they'd face with this property?* The Owners clarified that they were not. If they had understood the amount of time and money they'd spend into trying to make this property viable either via

# E-3/2-PRESENTATION



## FOURTH WORKSHOP, LLC

4304 Caswell Avenue

Austin, TX 78751

a remodel or new design, while satisfying their immediate neighbor's requests and code restrictions, they would not have purchased it.

The current design was informed by many factors, including the following:

- The neighbor to the east, at 805 Terrell Hill, has specifically requested that the Owners build a driveway off of Terrell Hill Drive and not access any structures from the easement. The neighbors would prefer they avoid a design that pulls vehicles or people access off of the alley easement between the two homes.
- The home bends slightly to follow the curve of the Right of Way, in an effort to prevent obscuring drivers' views along the street and as such does not maximize the use of the requested variance.
- In response to comments from the Board in October: the garage has shifted from directly below the home to east of the main level to reduce the amount of excavation. Leveraging the Board's feedback in this manner also eliminates our request for the basement exemption of ~450 sq/ft of non-conditioned space that would have been used for garage spaces under the house in the prior design.
- The home is positioned along the lowest site contours to avoid excessive excavation and allow the house to remain within the scale of adjacent homes in the neighborhood.
- The house will remain within the max allowable FAR (4116 SF), with 3,544 conditioned SF, and 940 SF for garage and ground floor porch (not including exemptions).
- The house will remain within the McMansion tents, with a height of 31'-9".
- The roof and materials are chosen in an effort to remain timeless and low maintenance, and with regard to the character of the neighborhood. We attempt to use natural materials as much as possible.
- The design is oriented with respect to the sun, along the widest point of the lot, capturing a backyard for the Owners and their dogs to enjoy with relative privacy.

We presented our design to the Galindo Neighborhood Association (GENA) on Monday, October 19th. While Galindo is required to take a neutral stance, in consideration of all neighbors, they've written to say that they do not oppose our variance request (please reference attached email correspondence from Monica Guerrero).

Lastly, we have discovered that the property three doors down (801 Terrell Hill Drive) is an almost exact mirror of the property in question and the only other pie lot we could find in the surrounding areas. According to GIS, this home benefits from a <15' setback. The exhibit is attached.

Thank you for your consideration.

Lauren Jones and Isabelle Bogran, FOURTH WORKSHOP, LLC

# E-3/3-PRESENTATION

MG

**From:** Monica Guerrero [REDACTED]  
**Subject:** Re: 901 Terrell Hill Dr. - BOA variance request  
**Date:** October 21, 2020 at 11:25 AM  
**To:** Isabelle Bogran [REDACTED]  
**Cc:** Marshall Davis [REDACTED], Lauren Jones [REDACTED], Bryan Mayo [REDACTED]

Hello Isabelle,

The GENA Executive Committee discussed 901 Terrell Hill last night. In these variance situations, the association usually takes a neutral position so as to be considerate of all neighbors in the area. While the association will not offer a letter of support, it will not actively oppose the property owners' variance request. We do suggest that you continue to work with the surrounding neighbors.

Best regards,  
Monica

[Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.](#)



512.944.0101 Direct | [REDACTED]

On Tue, Oct 20, 2020 at 6:36 PM Monica Guerrero [REDACTED] > wrote:  
Received - thank you.

[Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.](#)



512.944.0101 Direct | [REDACTED]

On Tue, Oct 20, 2020 at 6:20 PM Isabelle Bogran <[REDACTED]> wrote:

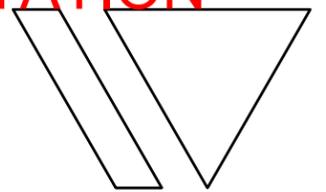
Thank you so much, Monica. We totally understand. I've attached some quick renderings that are in progress of the current proposed design for your aid. We've had to shift a bit from what we originally proposed to the BOA due to the fact that we won't attempt to count the garage below the main floor as a basement... It is now the concrete volume on the West side, with the door facing the east.

As discussed yesterday, a few bullet points are included here:

- We, Fourth Workshop, are representing the owners of 901 Terrell Hill as their architectural designers. After 4 previous attempts with various architects to design a home on the site, we have decided to apply for a variance to the 25' setback requirement in the code. We hope they will grant our request for a reduction to a 15' setback. We are asking for a letter of support from you, the neighborhood association, as we want to be sensitive to the character and value of the neighborhood.
- The house will have approximately 3600 SF in MLS area (not including garage and porch) on a property with 4116 max allowable FAR.
- The height will remain within the tent, with a wall plate height of 20' (10' ceiling heights on the main floor, and 8' ceiling heights in the second floor) and a gable roof above.
- We have attempted to take advantage of the hardship that is the slope of the property by tucking the garage below the level of the main floor, on the low end of the site. This is also in response to a specific request from the neighbor to the east who prefers that the owner use the street to access a garage rather than the easement between the two properties.
- Concerns about visibility on the street have been raised by the BOA, and we hope to communicate in the images (attached) that the house is shaped in an effort to follow the curve of the street, rather than obstruct the view.
- Our hope is that the home will sit well with both the traditional and contemporary homes in the area in form and material. We intend to select materials that are long-lasting in style and quality. Commonly, we work with natural materials such as thermally treated wood, concrete, and brick.
- Lastly, we have discovered that the property three doors down (801 Terrell Hill) is an almost exact mirror of the property in question. According to GIS, this home benefits from a 15' setback.

Thank you so much for you time and consideration,

Isabelle Bogran  
**FOURTH WORKSHOP, LLC**  
[fourthworkshop.com](http://fourthworkshop.com)  
[\[713\] 516.2999](tel:7135162999)



FOURTH  
WORKSHOP



**MAYO SCHOENING RESIDENCE**

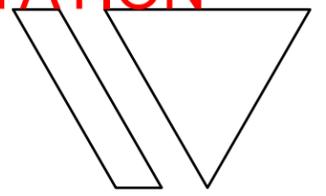
901 Terrell Hill Dr. Austin, TX 78704

09.08.2020

Drawn by: IB  
 Checked by: LJ

Plot Plan Site Plan

**E1.00**



FOURTH  
WORKSHOP

MAYO SCHOENING RESIDENCE

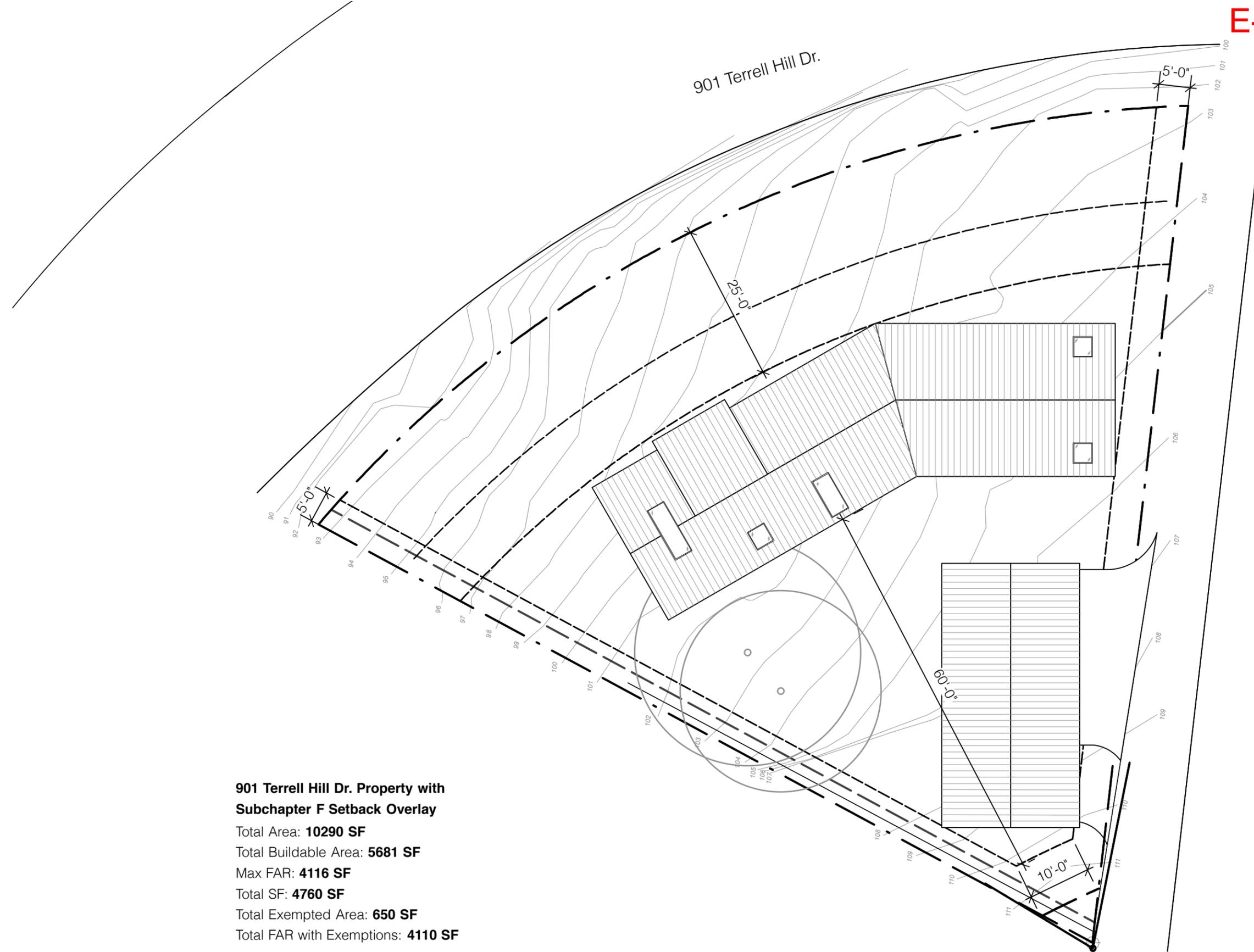
901 Terrell Hill Dr. Austin, TX 78704

09.08.2020

Drawn by: IB  
Checked by: LJ

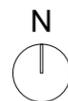
Proposed Site Plan

E1.01

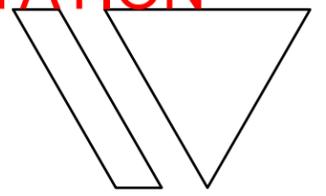


901 Terrell Hill Dr. Property with  
Subchapter F Setback Overlay

Total Area: **10290 SF**  
Total Buildable Area: **5681 SF**  
Max FAR: **4116 SF**  
Total SF: **4760 SF**  
Total Exempted Area: **650 SF**  
Total FAR with Exemptions: **4110 SF**



1 Future House with Current Setback  
Scale: 1/16" = 1'-0"



FOURTH  
WORKSHOP

# MAYO SCHOENING RESIDENCE

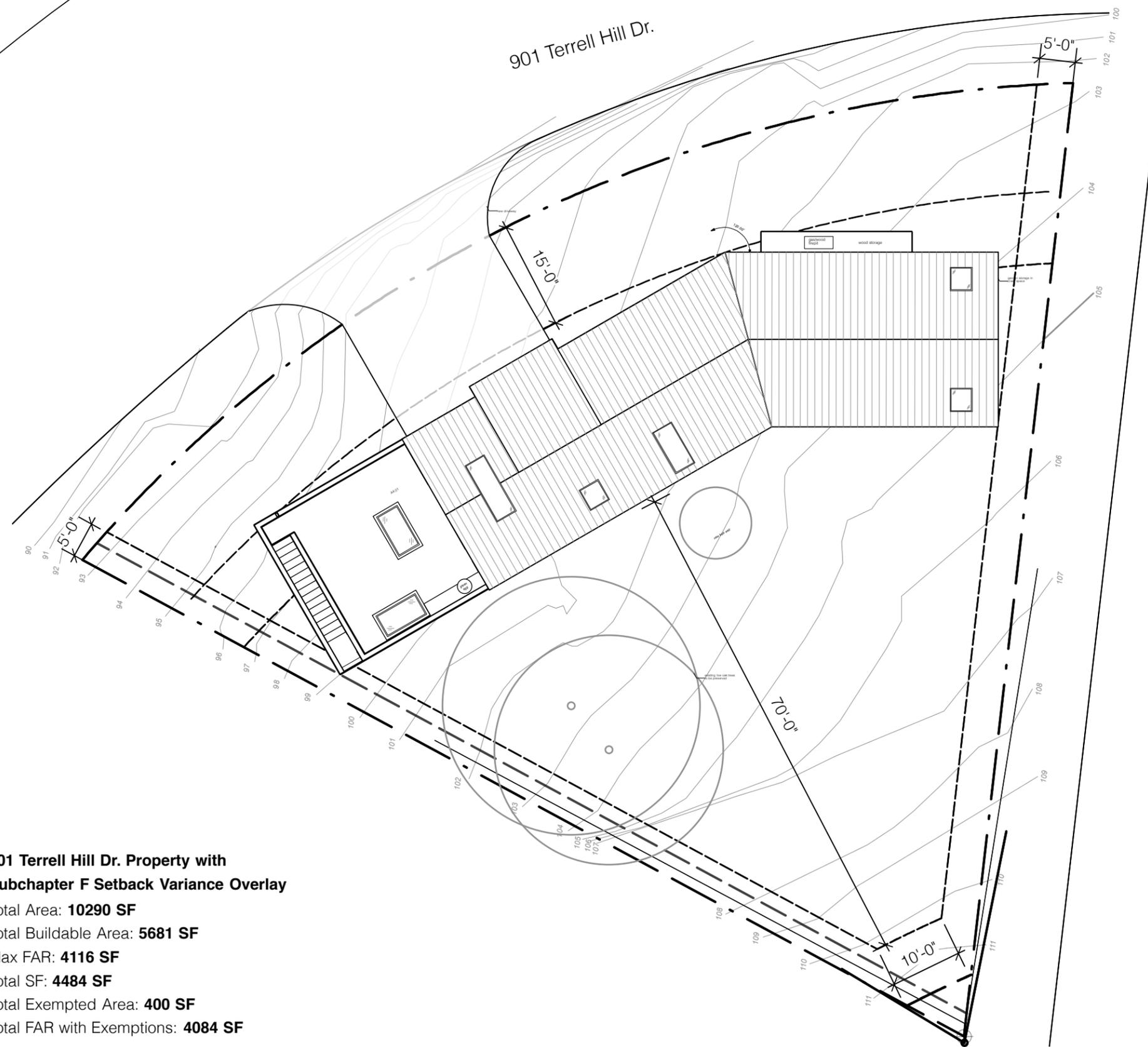
901 Terrell Hill Dr. Austin, TX 78704

09.08.2020

Drawn by: IB  
Checked by: LJ

Proposed Site Plan

# E1.02



### 901 Terrell Hill Dr. Property with Subchapter F Setback Variance Overlay

Total Area: **10290 SF**  
Total Buildable Area: **5681 SF**  
Max FAR: **4116 SF**  
Total SF: **4484 SF**  
Total Exempted Area: **400 SF**  
Total FAR with Exemptions: **4084 SF**



1

Future House with Proposed Setback Variance  
Scale: 1/16" = 1'-0"

**SF-3 Minimum Buildable Area Footprint**

Re: Table 25-2-492

Minimum Buildable Area: **3200 SF**

Minimum Buildable Length: **80'-0"**

Minimum Buildable Width: **50'-0"**

**901 Terrell Hill Dr. Property with SF-3 Minimum Lot Dimensions Overlay**

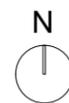
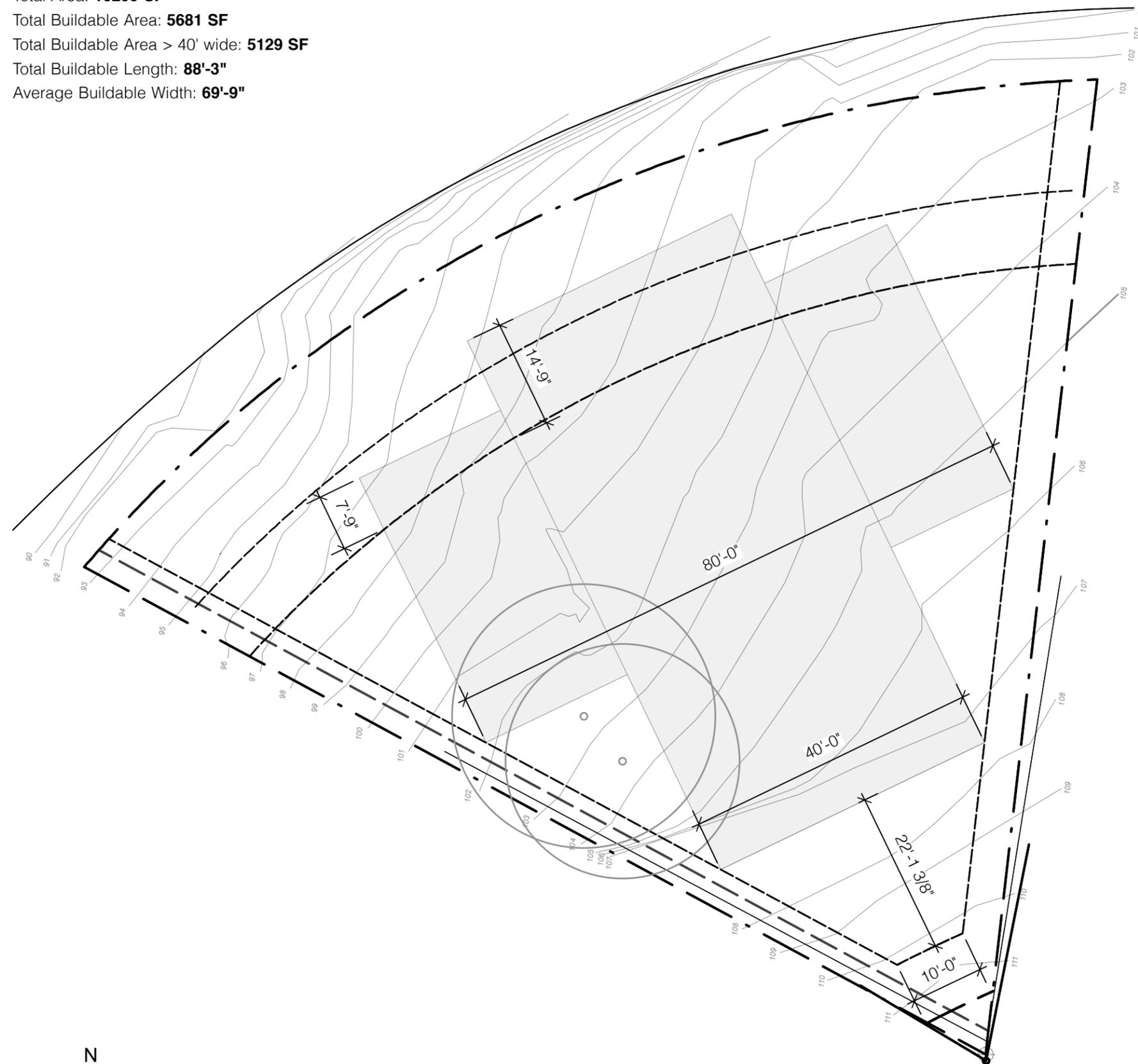
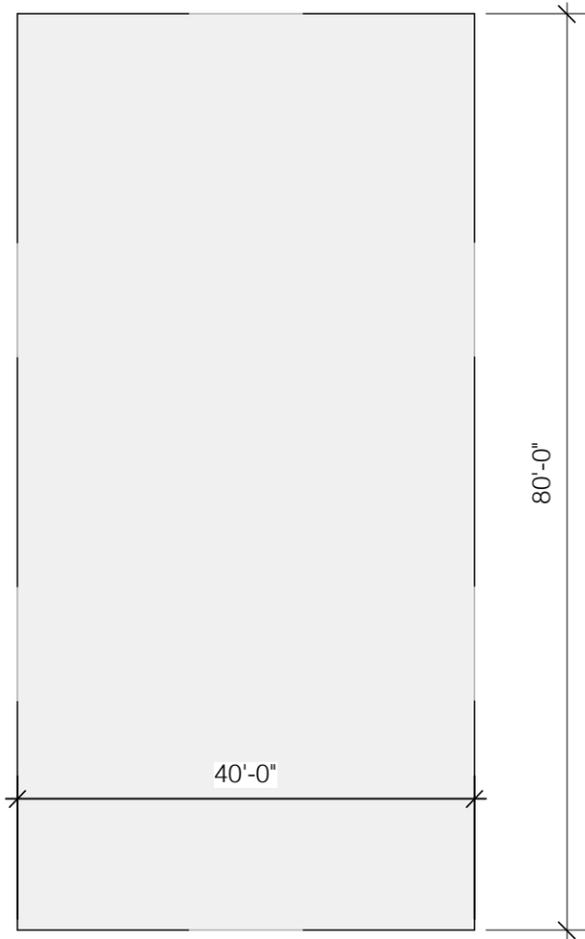
Total Area: **10290 SF**

Total Buildable Area: **5681 SF**

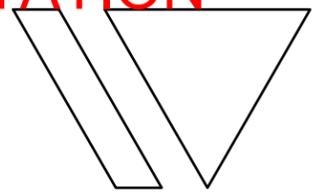
Total Buildable Area > 40' wide: **5129 SF**

Total Buildable Length: **88'-3"**

Average Buildable Width: **69'-9"**



1 Minimum Buildable Area Diagram  
Scale: 1/16" = 1'-0"



FOURTH  
WORKSHOP

**MAYO SCHOENING RESIDENCE**

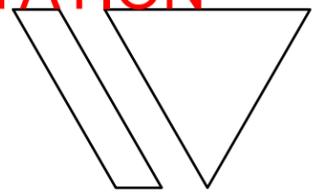
901 Terrell Hill Dr. Austin, TX 78704

09.08.2020

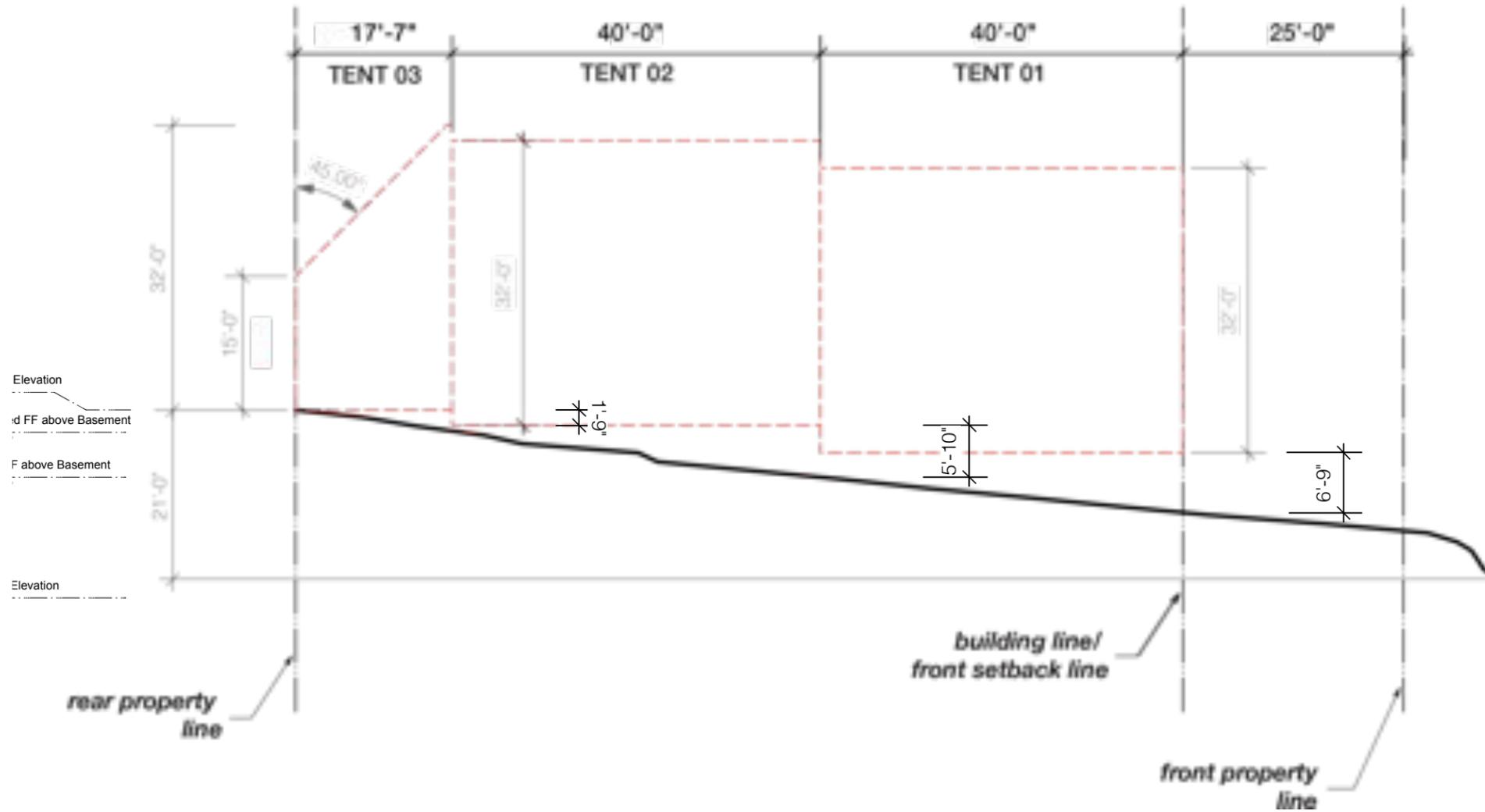
Drawn by: IB  
Checked by: LJ

Zoning Regulations

**E1.03**



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1 Site Section with Tent  
Scale: 1/16" = 1'-0"

MAYO SCHOENING RESIDENCE

901 Terrell Hill Dr. Austin, TX 78704

09.08.2020

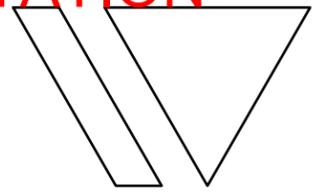
Drawn by: Drawn By  
Checked by: CS

Site Grade + Tent  
**E1.04**



# Property Profile

E-3/9-PRESENTATION



FOURTH  
WORKSHOP

**MAYO SCHOENING RESIDENCE**

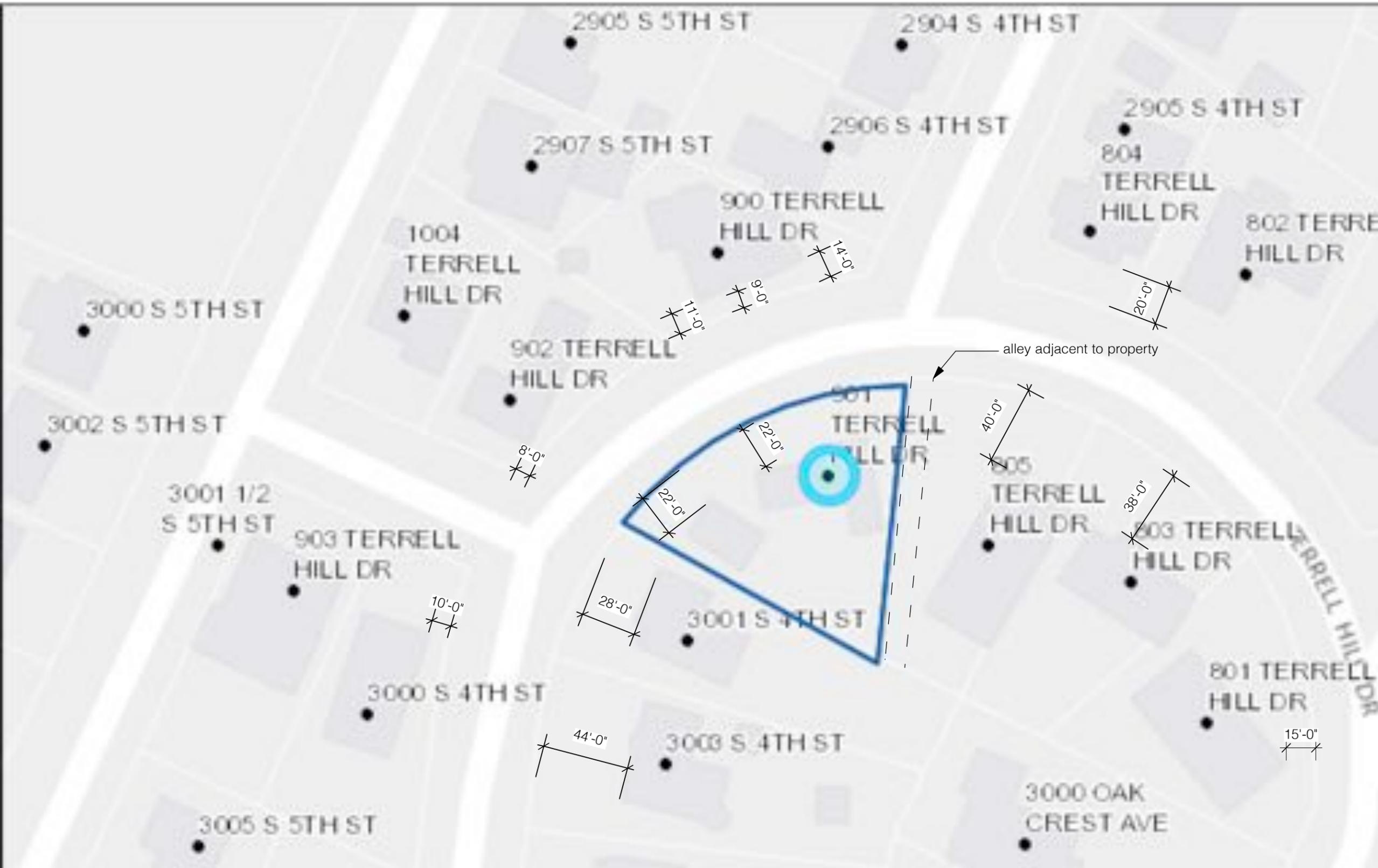
901 Terrell Hill Dr. Austin, TX 78704

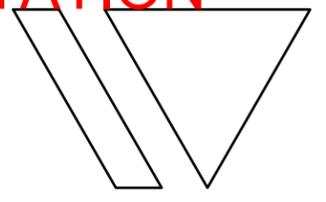
09.08.2020

Drawn by: IB  
Checked by: LJ

Adjacent Setbacks

# E1.05





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WORKSHOP

MAYO SCHOENING RESIDENCE

901 Terrell Hill Dr. Austin, TX 78704

09.08.2020

Drawn by: IB  
Checked by: LJ

Neighbor Streetfronts

E1.06

approx. 40' setback



805 Terrell Hill Dr.

approx. 9' min. setback



901 Terrell Hill Dr.

approx. 28' setback



3001 S. 4th St.

approx. 8' min. setback



902 Terrell Hill Dr.

approx. 9' min. setback



900 Terrell Hill Dr.

approx. 9' min. setback



900 Terrell Hill Dr.

approx. 10' min. setback



3000 S. 4th St.

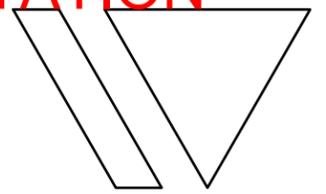
approx. 10' min. setback



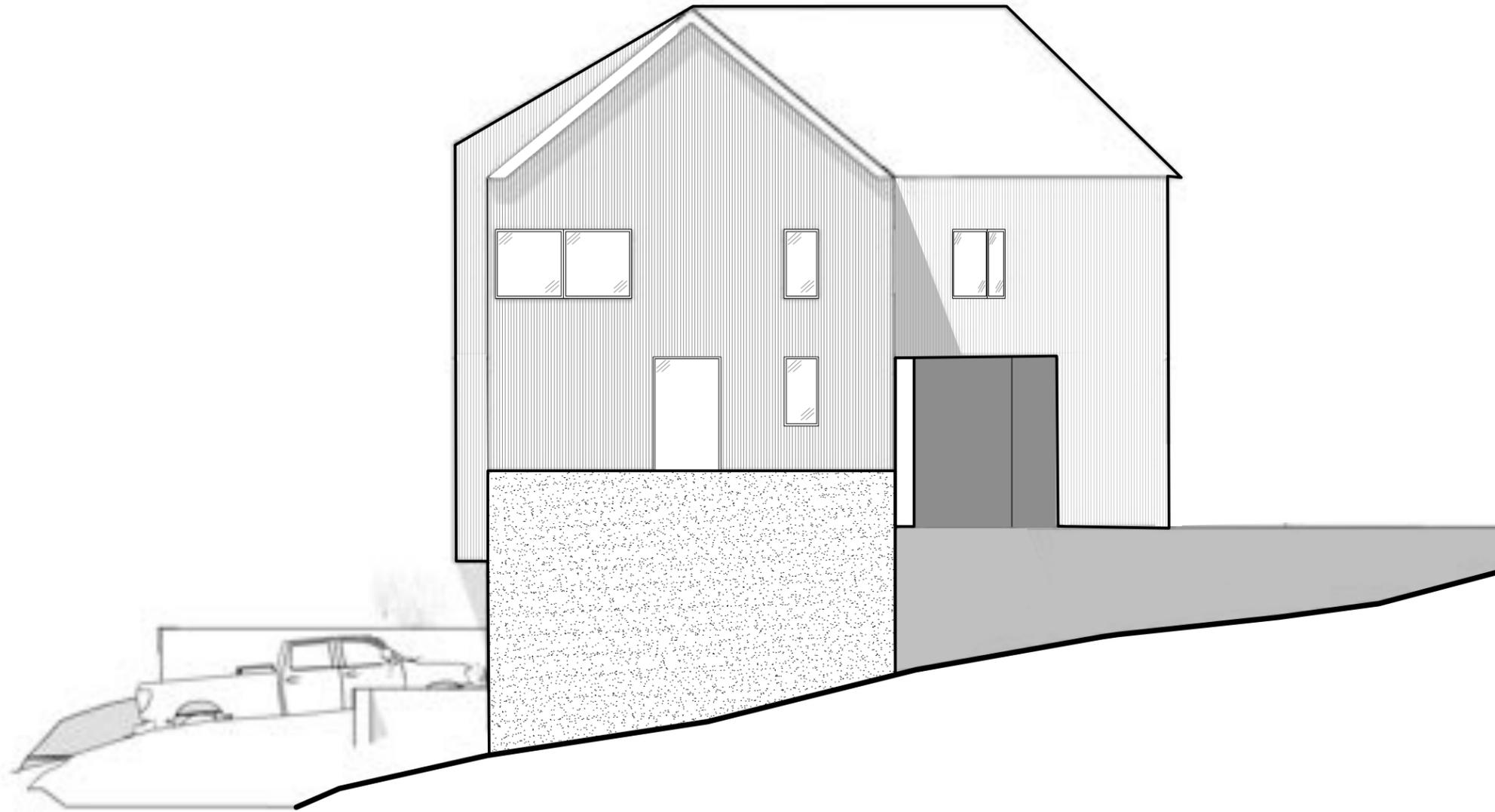
3000 S. 4th St.

3000 S. 4th St.





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WORKSHOP



T.O. Ridge  
135'-0"

Top Plate  
128'-6"

FF Second Floor  
120'-6"

B.O. CLG  
118'-6"

F.F. First Floor  
108'-6"

MAYO SCHOENING RESIDENCE

901 Terrell Hill Dr. Austin, TX 78704

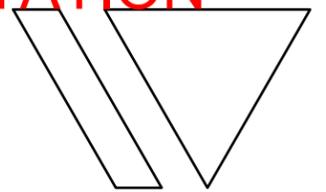
09.08.2020

Drawn by: IB  
Checked by: LJ

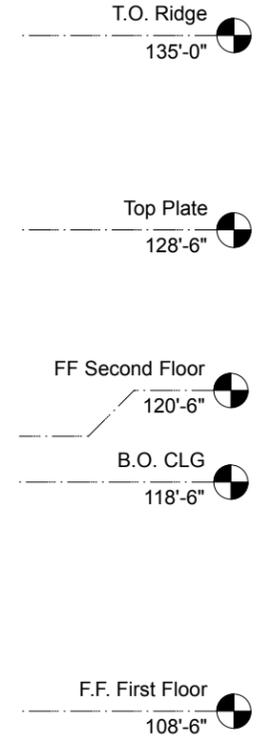
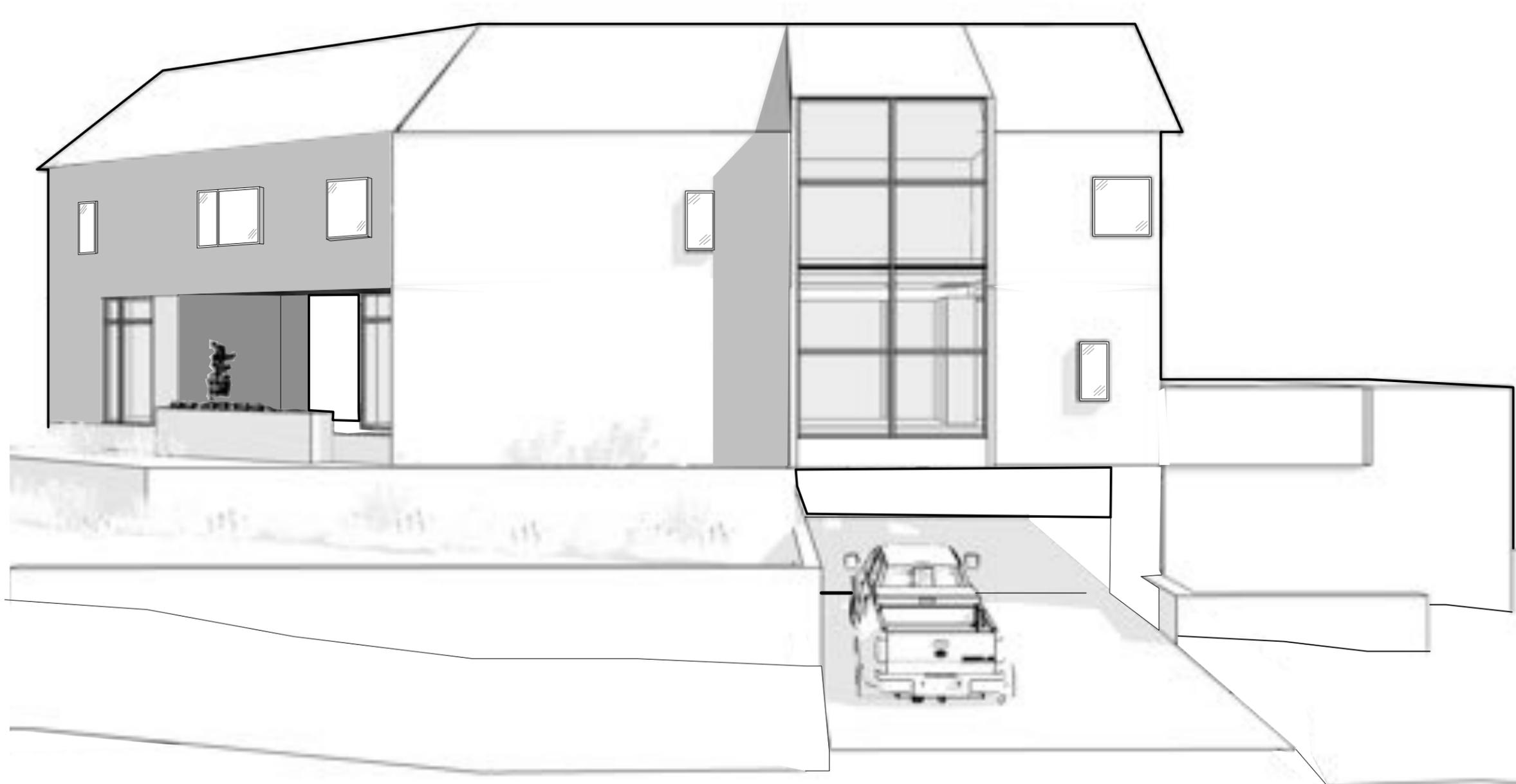
Variance Request

E1.07

1 West Elevation  
Scale: 1/8" = 1'-0"



FOURTH  
WORKSHOP



**MAYO SCHOENING RESIDENCE**

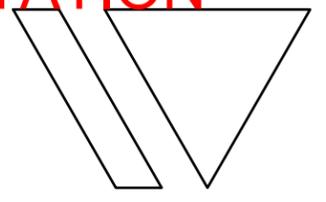
901 Terrell Hill Dr. Austin, TX 78704

09.08.2020

Drawn by: IB  
Checked by: LJ

Variance Request  
**E1.08**

1 Front Elevation  
Scale: 1/8" = 1'-0"



FOURTH  
WORKSHOP

**MAYO SCHOENING RESIDENCE**

901 Terrell Hill Dr. Austin, TX 78704

09.08.2020

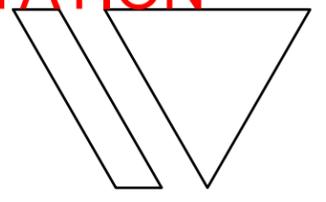
Drawn by: IB  
Checked by: LJ

Variance Request

**E1.09**

1 Northwest Perspective  
Scale: Actual Size





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WORKSHOP

**MAYO SCHOENING RESIDENCE**

901 Terrell Hill Dr. Austin, TX 78704

09.08.2020

Drawn by: IB  
Checked by: LJ

Variance Request

**E1.10**

1 Northeast Perspective  
Scale: Actual Size

# 901 Terrell Hill

Owner packet and clarifications



AUSTIN RESIDENT FOR 22 YEARS, PURCHASED 901 TERRELL HILL IN 2014

## Owner Points Clarified



### Setbacks & Tent

**Owner did NOT know** McMansion codes, tent limits imposed by this lot shape and slope when purchasing or prior to tearing down previous structure. Would any non-architect without AutoCAD skills and city code study be able to fully understand impact of lot's shape and topography? (2/4 prior architects made significant FAR and tent mistakes during design that the city had to correct. Professionals struggled to apply city code to this site.)



### East Neighbor

Alley easement of 15' across east neighbor's lot is allowed by deed. However, **neighbor is strongly opposed to us leveraging easement** in our design for house, garage, or guest house access because of car noise, lights, and general privacy loss to their home. Our lot's most buildable, flat area, with best views is orientated along easement. (More details in appendix)



### FAR exemptions

Our design only leverages **200 sq/ft parking** and **200 sq/ft patio** FAR exemptions for a 10,000 sq/ft lot. Homes all around have entire 3rd story levels exempt along with 400-800 sq/ft of garage and patio exemptions on smaller lots applied.

**OVER 7 YEARS**

---

4 Prior Designs

\$100K in original remodel costs

\$300K in design/city fees

\$250K in mortgage costs

\$65K in property taxes

**DAYS RENTED/OCCUPIED**

---

**0 Days**

## 4 Prior Designs

**F.Gomes**

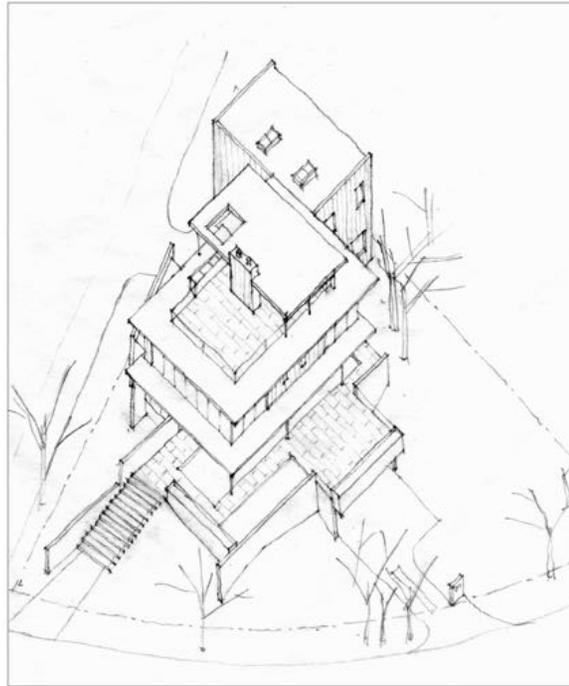
Alter Studio

D.Harris

Fourth Design 1

Fourth Design 2a

Fourth Design 2b



	D1	D2	D3	D4	D5	D6
East Neighbor Concerns Addressed	No					
Non-protected oak trees NOT removed	Yes					
Cost to Build (structure and hardscaping)	\$600 sq/ft					
Multi-gen, Live-in care	No					

## 4 Prior Designs

F.Gomes

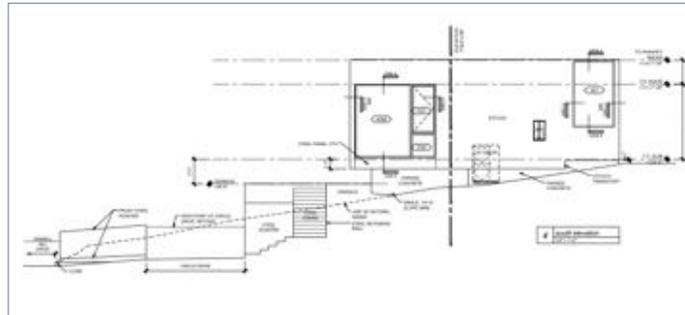
**Alter Studio**

D.Harris

Fourth Design 1

Fourth Design 2a

Fourth Design 2b



	D1	D2	D3	D4	D5	D6
East Neighbor Concerns Addressed	No	No				
Non-protected oak trees NOT removed	Yes	Yes				
Cost to Build (structure and hardscaping)	\$600 sq/ft	\$800 sq/ft				
Multi-gen, Live-in care	No	Yes				

## 4 Prior Designs

F.Gomes

Alter Studio

**D.Harris**

Fourth Design 1

Fourth Design 2a

Fourth Design 2b



	D1	D2	D3	D4	D5	D6
East Neighbor Concerns Addressed	No	No	No			
Non-protected oak trees NOT removed	Yes	Yes	Yes			
Cost to Build (structure and hardscaping)	\$600 sq/ft	\$800 sq/ft	\$300 sq/ft			
Multi-gen, Live-in care	No	Yes	Yes			

## 4 Prior Designs

F.Gomes

Alter Studio

D.Harris

### Fourth Design 1

Fourth Design 2a

Fourth Design 2b



	D1	D2	D3	D4	D5	D6
East Neighbor Concerns Addressed	No	No	No	No		
Non-protected oak trees NOT removed	Yes	Yes	Yes	No		
Cost to Build (structure and hardscaping)	\$600 sq/ft	\$800 sq/ft	\$300 sq/ft	\$600 sq/ft		
Multi-gen, Live-in care	No	Yes	Yes	Yes		

## 4 Prior Designs

F.Gomes

Alter Studio

D.Harris

Fourth Design 1

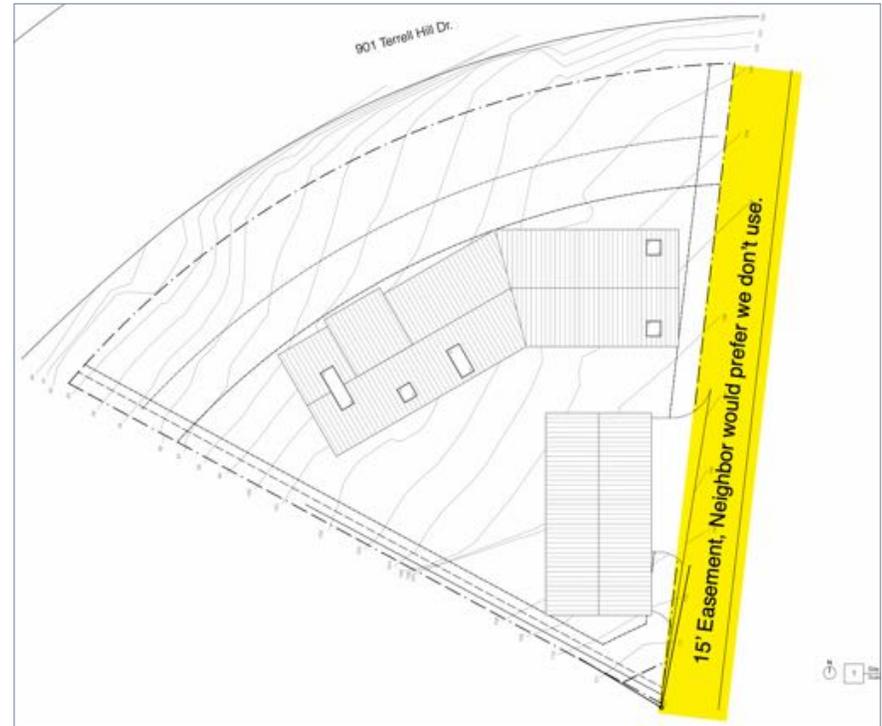
**Fourth Design 2a**

Fourth Design 2b



No variance needed for this design, but east neighbor not happy and non-protected oak trees removed for structure, garden or pool.

This design provides ~650 sq/ft more conditioned FAR exemption as attic over the back unit garage and ADU and 450 sq/ft more non-conditioned parking FAR exemption space than "Design 2b" with a 15' setback.



	D1	D2	D3	D4	D5	D6
East Neighbor Concerns Addressed	No	No	No	No	No	No
Non-protected oak trees NOT removed	Yes	Yes	Yes	No	No	No
Cost to Build (structure and hardscaping)	\$600 sq/ft	\$800 sq/ft	\$350 sq/ft	\$550 sq/ft	\$500 sq/ft	\$500 sq/ft
Multi-gen, Live-in care	No	Yes	Yes	Yes	Yes	Yes

## 4 Prior Designs

F.Gomes

Alter Studio

D.Harris

Fourth Design 1

Fourth Design 2a

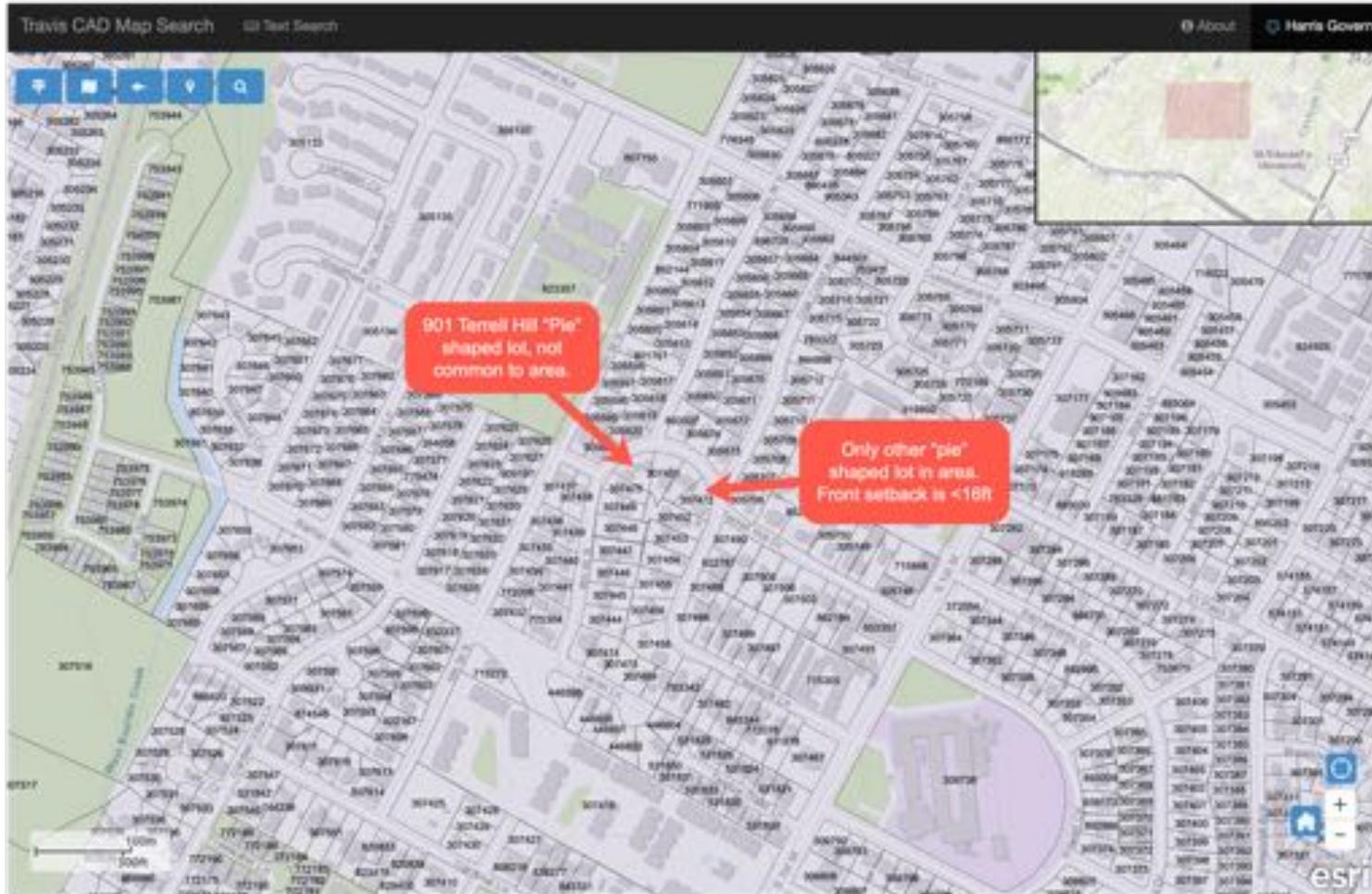
**Fourth Design 2b**



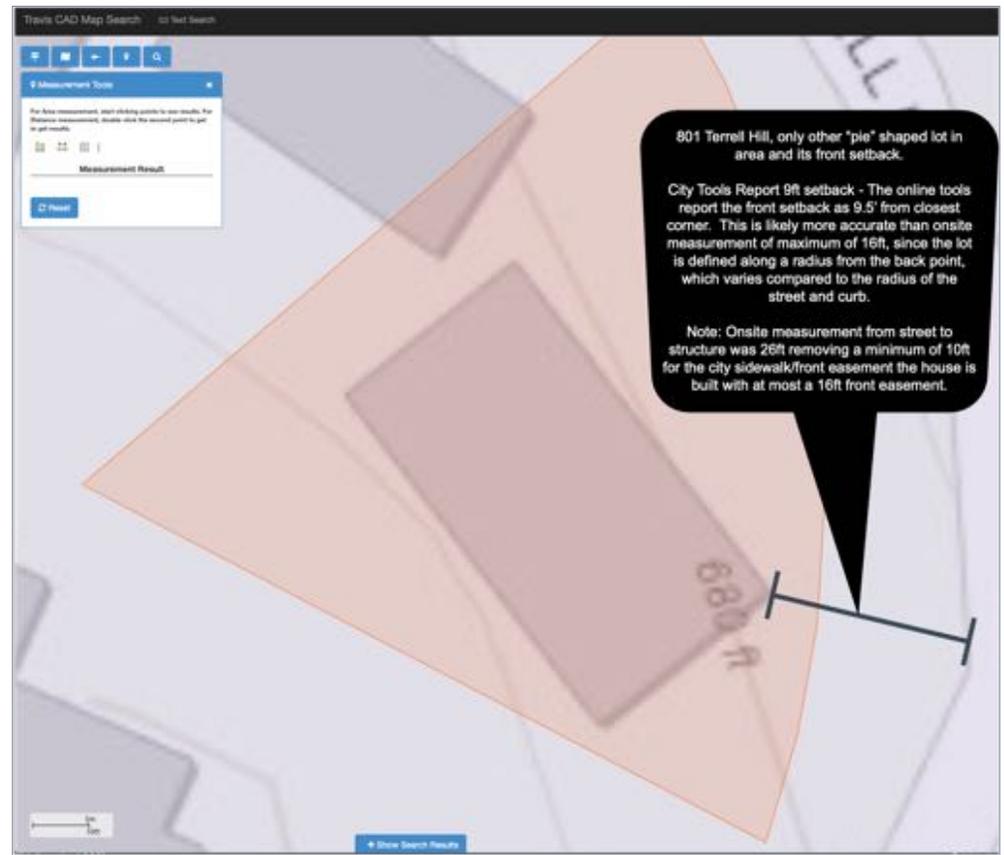
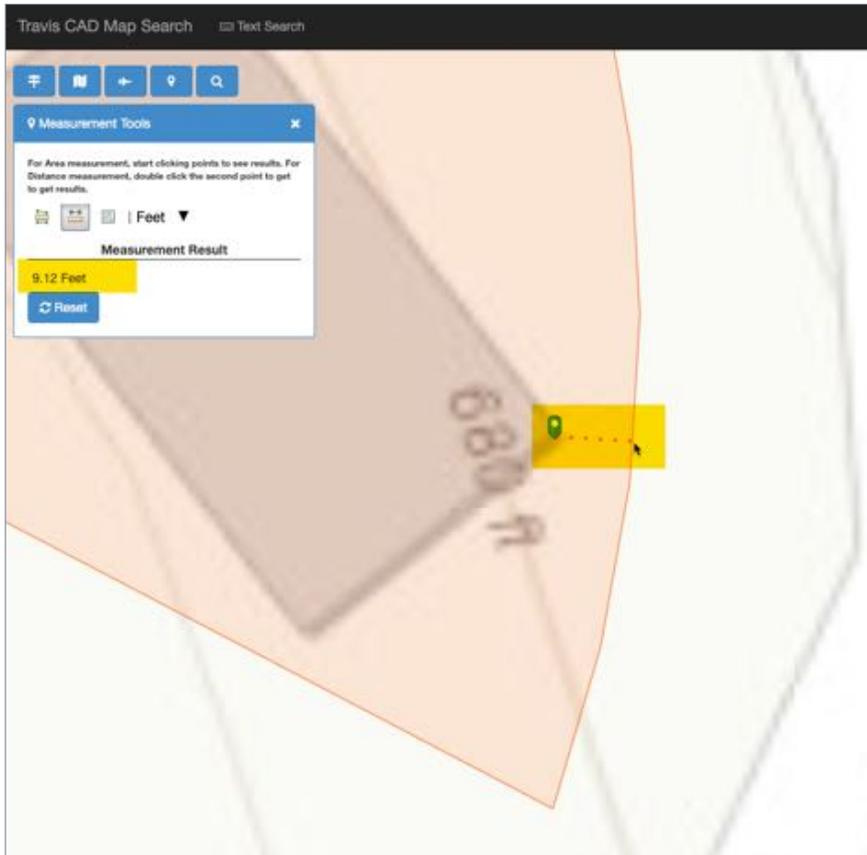
	D1	D2	D3	D4	D5	D6
East Neighbor Concerns Addressed	No	No	No	No	No	Yes
Non-protected oak trees NOT removed	Yes	Yes	Yes	No	No	Yes
Cost to Build (structure and hardscaping)	\$600 sq/ft	\$800 sq/ft	\$350 sq/ft	\$550 sq/ft	\$500 sq/ft	\$400 sq/ft
Multi-gen, Live-in care	No	Yes	Yes	Yes	Yes	Yes

# Hardship based on irregular shape

Shape irregular compared to others in area, only 1 other "pie" in area. 801 Terrell Hill "pie" lot has a front setback of 9ft-16ft as measured online and onsite.



## 801 Terrell Hill (other area “pie”) front setback 9-16ft



## 15' Front Setback Variance Request

If granted our design can meet the requests of our east neighbor, align with the only other “pie” lot front setback, meet our desired livability features;

- Neighborhood association discussed and not opposing request
- Immediate neighbor prefers variance vs alley easement access
- Aligns with only other “pie” lot setback in the area (<15ft setback)
- Non-protected oak trees will remain onsite

**Thank you for your  
consideration**

# Appendix

East Neighbor Easement Views

# Easement Details in 1950 Deed

Travis County, Texas  
Vol. 1062 page 132

THE STATE OF TEXAS, I, JAMES M. FLETCHER, a Notary Public in and for Travis County, Texas, on this day personally appeared W. J. Fisher, Jr., and his wife, Mrs. W. J. Fisher, known to me to be the persons whose names are subscribed to the foregoing instrument; and the said W. J. Fisher, Jr. acknowledges to me that he executes the said instrument for the purposes and consideration therein expressed; and the said Mrs. W. J. Fisher, wife of the said W. J. Fisher, Jr., having been examined by me privately and apart from her husband, and having the same fully explained to her by me, she, the said Mrs. W. J. Fisher, acknowledges such instrument to be her act and deed, and she certifies that she is fully and lawfully qualified to execute the same and assents thereto therein expressed, and that she will not be coerced in the same.

Given under my hand and seal of office this 26th day of July, in the 26th year of the said State of Texas.

JAMES M. FLETCHER  
Notary Public in and for Travis County, Texas

Filed for record July 26, 1953, 11:00 A. M., recorded July 29, 1953, 8:20 A. M.

THE STATE OF TEXAS, I, JAMES M. FLETCHER, Notary Public in and for Travis County, Texas, do hereby certify that the foregoing instrument was duly recorded in my office on this day of July, in the year 1953, at 11:00 A. M., and that the same is a true and correct copy of the original instrument as the same appears in my office.

JAMES M. FLETCHER  
Notary Public in and for Travis County, Texas

appearance of said property for residential purposes. No unused building materials, junk, or rubbish shall be left exposed on said premises except during actual building operations. Any building which shall be erected upon said premises shall be completed and painted within eight months after the commencement of same is started.

3. Said premises shall not be used for conducting any nonresidential business nor for the erection of a church building nor shall said premises be used for any other purpose than for residential purposes. In no event shall viases, driveways, or walk ways ever be manufactured or sold or offered for sale upon said premises.

4. All dwelling houses erected on said premises shall be connected at the time of their construction with a sanitary septic tank or cesspool of approved character, unless a connection with a public sewerage system is then made.

5. A strip of land as described below and extending across the back of lots Nos. Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), and Sixteen (16), in Block "E" of said Oak Ridge Heights Subdivision shall be reserved as a service drive for public use and no fence or other buildings shall be placed on or across said strip of land or shall any use of this area designated for public use be made that will in any way hinder or obstruct the use of the full width and length of said strip of land within the limits of the lots hereby conveyed, as a public drive; said strip of land hereby reserved for a public service drive being described by settee and bounds as follows, to-wit: beginning at the S. E. corner of Lot No. Sixteen (16), Block "E" of the above described Oak Ridge Heights Subdivision; thence N. 81°30' W. 30.11 feet with the E. line of Lot No. Sixteen (16); thence N. 14°30' E. 300.34 feet across Lots Nos. Sixteen (16), Fifteen (15), Fourteen (14), and Thirteen (13) along a line parallel to the E. boundary of said lots; thence N. 11°45' E. 100.70 feet across Lots Nos. Twelve (12) and Eleven (11) to an iron stake on the E. line of Lot No. Eleven (11); thence S. 62°10' E. 16.15 feet; thence S. 19°50' E. 12.71 feet to a point on the E. line of Lot No. Eleven (11); thence S. 88°41' E. 45.0 feet to the S. W. corner of Lot No. Six (6), Block "E"; thence S. 14°30' E. 111.77 feet along the S. boundary of Lots Nos. Thirteen (13), Fourteen (14), Fifteen (15), and Sixteen (16), to the point of beginning.

The grantees above named accept the foregoing restrictions, covenants, and conditions, which it is agreed shall be deemed to be covenants running with the land; and the grantees, for themselves, their heirs, legal representatives, and assigns, agree to observe faithfully forever all and each of the foregoing restrictions, covenants, and conditions, whether or not they are repeated in subsequent conveyances of the above described property.

If the grantees, or any person or persons claiming under them, shall at any

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Some neighbors do leverage this easement for garage access, ADU access, and/or utility access.

Easement granted in the 1950 deed that contiguous west neighbor would prefer our design does not leverage to reduce traffic by their unit, lights at night, noise and maintain as much entry privacy as possible, given their home's orientation.

Easement provides for more flexible access, reduced impervious cover on our lot, reduced cost for driveway/concrete, hiding garage doors from the street, etc. and provides for ADU and detached garage design/access that makes sense given the existing front setback, shape, slope, and near flat areas close to and orientated alongside the easement.

(\$2.20 U. TEX STA COUNTY subscri for

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Notary Public in and for Travis County, Texas

Filed for record July 26, 1953 at 8 A. M.  
Recorded July 29, 1953 at 8:20 A. M.

## Easement on East Neighbor's Lot and Entries

Neighborhood deed allows access via 15' alley across neighbor's lot which simplifies and maximizes possible designs. They would prefer a design that does not leverage this easement since our lots are directly connected and they want to maintain as much privacy and reduced traffic and noise as possible.

